

Town of Southwest Ranches  
Code Compliance Division  
6589 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, FL 33331  
Phone (954) 434-0008  
Fax (954) 434-1490

**SPECIAL MAGISTRATE HEARING  
MAY 4, 2010  
9:00 A.M.**

**MINUTES**

**1. CALL SESSION TO ORDER**

**2. NON-COMPLIANCE CASE(S) & IMPOSITION OF PENALTY/LIEN**

2.1	<b>CASE 2010-067</b>	OWNER(S):HSBC BANK USA NATL ASSN TRSTEE ADDRESS: 17850 SW 66 STREET FOLIO: 5140 06 03 0121 VIOLATION(S):  1).PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL APRIL 26, 2010 TO COMPLY OR \$150.00 PER DAY.  COMPLIED
2.2	<b>CASE 2010-072</b>	OWNER(S): GAUDIANO, SARA E., TREVINO, H TREVINO, R % VEGA, ESTEBAN ADDRESS: 5600 SW 178 AVENUE FOLIO: 5040 31 01 0630 VIOLATION(S):  1). PROPERTY IS OVERGROWN ALONG FENCE LINE. 2). FENCE IN DISREPAIR.	<b>STATUS:</b> GIVEN UNTIL APRIL 26, 2010 TO COMPLY OR \$100.00 PER DAY.  CONTINUED TO JUNE 1, 2010 HEARING.
2.3	<b>CASE 2010-080</b>	OWNER(S): GAUDIANO, SARA E., TREVINO, H TREVINO, R % VEGA, ESTEBAN ADDRESS: VL WEST OF 5600 SW 178 AVENUE FOLIO: 5040 31 01 0632 VIOLATION(S):  1). PROPERTY IS OVERGROWN ALONG FENCE LINE. 2). FENCE IN DISREPAIR.	<b>STATUS:</b> GIVEN UNTIL APRIL 26, 2010 TO COMPLY OR \$100.00 PER DAY.  CONTINUED TO JUNE 1, 2010 HEARING.

Town of Southwest Ranches  
Code Compliance Division  
6589 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, FL 33331  
Phone (954) 434-0008  
Fax (954) 434-1490

<b>2.4</b>	<b>CASE 2010-081</b>	OWNER(S): GAUDIANO, SARA E., TREVINO, H TREVINO, R % VEGA, ESTEBAN ADDRESS: VL WEST VL WEST OF 5600 SW 178 AVENUE FOLIO: 5040 31 01 0642 VIOLATION(S):  1). PROPERTY IS OVERGROWN ALONG FENCE LINE. 2). FENCE IN DISREPAIR.	<b>STATUS:</b> GIVEN UNTIL APRIL 26, 2010 TO COMPLY OR \$100.00 PER DAY.  CONTINUED TO JUNE 1, 2010 HEARING.
<b>2.5</b>	<b>CASE 2010-152</b>	OWNER(S): RODRIGUEZ, ENRIQUE, M. ADDRESS: 6411 SW 183 WAY FOLIO: 5140 06 02 0013 VIOLATION(S):  1). PROPERTY AND SWALE ARE OVERGROWN.	<b>STATUS:</b> GIVEN UNTIL APRIL 21, 2010 TO COMPLY OR \$100.00 PER DAY.  IMPOSE PENALTY AND LIEN.
<b>2.6</b>	<b>CASE 2010-153</b>	OWNER(S): SOUTH POINT INC % WILSHIRE CREDIT CORP ADDRESS: 14501 STIRLING ROAD FOLIO: 5040 34 01 0502 VIOLATION(S):  1). SEPTIC TANK UNSECURED.	<b>STATUS:</b> GIVEN UNTIL APRIL 16, 2010 TO COMPLY OR \$250.00 PER DAY.  COMPLIED.

**3. NEW CASES**

<b>3.1</b>	<b>CASE 2010-093</b>	OWNER(S): MARONA, FRANCISCO & IDALMIS ADDRESS: 5741 SW 162 AVENUE FOLIO: 5040 32 04 0164 VIOLATION(S):  1). FILL WITHOUT APPROVAL AND PERMITS.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 15, 2010.  COMPLIED.
------------	--------------------------	---	--

Town of Southwest Ranches  
Code Compliance Division  
6589 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, FL 33331  
Phone (954) 434-0008  
Fax (954) 434-1490

3.2	<b>CASE 2010-132</b>	OWNER(S): WESTON SPANISH CONGREGATION OF JEHOVAH'S WITNESSES ADDRESS: 4601 SW 164 TERRACE FOLIO: 5040 32 05 1120 VIOLATION(S):  1). MISSING PLANT MATERIAL, FAILURE TO MAINTAIN.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: MARCH 10, 2010.  CONTINUED TO SEPTEMBER 7, 2010 HEARING.
3.3	<b>CASE 2010-146</b>	OWNER(S): COHN JOINT GRANTOR TR #1 COHN, MICHAEL & BETH TRSTEE ADDRESS: 5401 SW 136 AVENUE FOLIO: 5040 34 01 0080 VIOLATION(S):  1). ROOF WORK DONE WITHOUT PERMIT.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 15, 2010.  GIVEN UNTIL JUNE 3, 2010 TO COMPLY OR \$150.00 PER DAY FINE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO JULY 6, 2010 HEARING.
3.4	<b>CASE 2010-177</b>	OWNER(S): VOGEL, AMARILYS SUAREZ ADDRESS: 13711 SHERIDAN STREET FOLIO: 5140 03 01 0491 VIOLATION(S):  1). SIGN IN RIGHT OF WAY.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 9, 2010.  COMPLIED.
3.5	<b>CASE 2010-180</b>	OWNER(S): WELLS FARGO BANK % JP MORGAN CHASE BANK ADDRESS: 14501 SUNSET LANE FOLIO: 5140 03 01 0100 VIOLATION(S):  1). PROPERTY & SWALE ARE OVERGROWN. 2). POOL NOT BEING MAINTAINED.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 9, 2010.  GIVEN UNTIL MAY 14, 2010 TO COMPLY OR \$200.00 PER DAY FINE FOR VIOLATION # 1 AND \$250.00 PER DAY FINE FOR VIOLATION #2. ASSESSED \$150.00 IN ADM COSTS. RETURN TO JUNE 1, 2010 HEARING.

Town of Southwest Ranches  
Code Compliance Division  
6589 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, FL 33331  
Phone (954) 434-0008  
Fax (954) 434-1490

<b>3.6</b>	<b>CASE 2010-183</b>	OWNER(S): LOPEZ, TONY ADDRESS: 18070 SW 70 PLACE FOLIO: 5140 06 03 0069 VIOLATION(S):  1). DEBRIS ALONG CANAL.	<b>STATUS:</b> NOTICE OF VIOLATION AND HEARING ISSUED: APRIL 13, 2010.  GIVEN UNTIL MAY 14, 2010 TO COMPLY OR \$250.00 PER DAY FINE. GIVEN AUTHORITY TO ABATE NUISANCE. ASSESSED \$150.00 IN ADM COSTS. RETURN TO JUNE 1, 2010 HEARING.
------------	--------------------------	---	--

**4. CITATIONS**

<b>4.1</b>	<b>CASE 2009C- 138</b>	OWNER(S): HENSLEY, DOROTHY & B.E. ADDRESS: 13400 STIRLING ROAD FOLIO: 5140 02 01 0141 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 3, 2010.  PAID
<b>4.2</b>	<b>CASE 2009C- 412</b>	OWNER(S): MEACHAM, LORI ADDRESS: 17341 SW 58 STREET FOLIO: 5040 31 01 0153 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 31, 2010.  PAID
<b>4.3</b>	<b>CASE 2009C- 416</b>	OWNER(S): MCGRATH, ZINORA & JAMES ADDRESS: 13871 MUSTANG TRAIL FOLIO: 5140 03 01 0440 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 26, 2010.  <i>HEARING REQUESTED</i>  ORDERED TO PAY \$500.00.

Town of Southwest Ranches  
Code Compliance Division  
6589 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, FL 33331  
Phone (954) 434-0008  
Fax (954) 434-1490

4.4	<b>CASE 2009C- 499</b>	OWNER(S): COSTA, CORNELIO & MARCHELLI, ROSANNA ADDRESS: 5131 HANCOCK ROAD FOLIO: 5040 34 01 0361 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 31, 2010.  ORDERED TO PAY \$500.00 + \$150.00 IN ADM COSTS.  TOTAL FINE DUE = \$650.00.
4.5	<b>CASE 2009C- 590</b>	OWNER(S): BUSTAMANTE, MARTHA ADDRESS: 6901 SW 182 WAY FOLIO: 5140 06 03 0061 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 31, 2010.  <i>HEARING REQUESTED</i>  ORDERED TO PAY \$500.00.
4.6	<b>CASE 2009C- 607</b>	OWNER(S): AMA ENTERPRISES LLC ADDRESS: 7001 SW 182 WAY FOLIO: 5140 06 03 0062 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 31, 2010.  PAID
4.7	<b>CASE 2010C- 002</b>	OWNER(S): TORAL, FRANK ADDRESS: 6232 HANCOCK ROAD FOLIO: 5140 03 01 0084 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 30, 2010.  PAID
4.8	<b>CASE 2010C- 125</b>	OWNER(S): MORLANNE, ENRIQUE ADDRESS: 6301 SW 185 WAY FOLIO: 5139 01 02 0200 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED MARCH 25, 2010.  <i>HEARING REQUESTED</i>  ORDERED TO PAY \$500.00 + \$150.00 IN ADM COSTS.  TOTAL FINE DUE = \$650.00.

Town of Southwest Ranches  
Code Compliance Division  
6589 S.W. 160<sup>th</sup> Avenue  
Southwest Ranches, FL 33331  
Phone (954) 434-0008  
Fax (954) 434-1490

<b>4.9</b>	<b>CASE 2010C- 170</b>	OWNER(S): LUPO, SEBASTIAN REV LIV TR LUPO, JUDITH, REV LIV TR ADDRESS: 4701 LUPO LANE FOLIO: 5040 26 04 0020 VIOLATION(S):  1). BULK TRASH	<b>STATUS:</b> CITATION ISSUED APRIL 14, 2010.  <i>HEARING REQUESTED</i>  ORDERED TO PAY \$500.00.
<b>4.10</b>	<b>CASE 2010C- 197</b>	OWNER(S): SANCHEZ, CARMEN & ENI ADDRESS: 5400 SW 160 AVENUE FOLIO: 5040 32 01 0094 VIOLATION(S):  1). SIGNS, BANNERS	<b>STATUS:</b> CITATION ISSUED APRIL 1, 2010.  <i>HEARING REQUESTED</i>  ORDERED TO PAY \$250.00

**5. FORECLOSURE AUTHORIZATION**

<b>5.1</b>	<b>CASE 2009-295</b>	OWNER(S): NORTREX SUN LLC ADDRESS: VL N OF 4651 SW 126 AVENUE FOLIO: 5040 26 00 0222 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> FINE OF \$100.00 PER DAY SINCE SEPTEMBER 10, 2009. COMPLIED APRIL 19, 2010.  <u>FINE DUE OF \$22,250.00.</u>  FORECLOSURE AUTHORIZED
<b>5.2</b>	<b>CASE 2009-296</b>	OWNER(S): NORTREX SUN LLC ADDRESS: VL N OF 4650 SW 128 AVENUE FOLIO: 5040 26 00 0301 VIOLATION(S):  1). OVERGROWN PROPERTY.	<b>STATUS:</b> FINE OF \$100.00 PER DAY SINCE SEPTEMBER 10, 2009.  FORECLOSURE AUTHORIZED

Town of Southwest Ranches  
 Code Compliance Division  
 6589 S.W. 160<sup>th</sup> Avenue  
 Southwest Ranches, FL 33331  
 Phone (954) 434-0008  
 Fax (954) 434-1490

**6. BSO COMMERCIAL MOTOR VEHICLE CITATIONS**

<b>6.1</b>	<b>CASE</b>	OWNER(S): ADDRESS: FOLIO: VIOLATION(S): <b>COMMERCIAL MOTOR VEHICLE CITATION</b>	<b>STATUS:</b>
	<b>BSO SW</b>		

ANY PERSON WISHING TO APPEAL ANY DECISION MADE AT THIS HEARING WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSES, MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS MADE.

ANY PERSON REQUIRING AUXILIARY AIDES AND SERVICES AT THIS MEETING MAY CALL THE TOWN CLERK'S OFFICE AT 954-434-0008 AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO THE MEETING TO REQUEST SUCH ACCOMMODATIONS. IF YOU ARE HEARING OR SPEECH IMPAIRED, PLEASE CONTACT THE FLORIDA RELAY SERVICE BY USING THE FOLLOWING NUMBERS: 1-800-955-8770 (VOICE) OR 1-800-955-8771 (TDD).